



ESTATE AGENTS

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Offers In Excess Of £450,000

PCM Estate Agents are delighted to offer to the market a RARELY AVAILABLE and EXCITING OPPORTUNITY to acquire this FREEHOLD BUILDING consisting of COMMERCIAL PREMISES in addition to a ONE BEDROOMED GROUND FLOOR APARTMENT with COURTYARD GARDEN and a SPACIOUS THREE BEDROOMED UPPER FLOOR MAISONETTE, all of the properties have PRIVATE ENTRANCES.

Located in the highly sought-after central St Leonards region within close proximity to the seafront and St Leonards Warrior Square with its mainline railway station.

The property offers extremely spacious and versatile accommodation throughout and is ideal for anyone seeking a home or investment property.

Please call now to book your viewing to avoid disappointment.

COMMERCIAL UNIT

Private front door to;

SHOP

16'1 max x 14'8 max (4.90m max x 4.47m max)

Windows to front and side aspects, inset sink with mixer tap and storage below.

SEPARATE WC

5'2 x 3'6 (1.57m x 1.07m)

Wash hand basin with tiled splashback, wc.

MAISONETTE

Private front door leading to;

ENTRANCE HALLWAY

Stairs rising to first floor landing with window to front aspect, door to;

KITCHEN-DINER

13'5 x 9'8 (4.09m x 2.95m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with oven below, space for fridge freezer, stainless steel inset sink with mixer tap, space for dining table and chairs, radiator, window to front aspect, door to;

INNER LOBBY

Stairs rising to the top floor, door to;

LOUNGE

14'8 max x 13'2 (4.47m max x 4.01m)

Double aspect with windows to front and side aspects, shelving built into recess, radiator, television point.

BEDROOM THREE

11' x 8'8 (3.35m x 2.64m)

Window to front aspect, radiator.

UTILITY ROOM

Space and plumbing for washing machine, window to side aspect, radiator, doorway to;

BATHROOM

10'11 x 4'10 (3.33m x 1.47m)

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, radiator.

LANDING

Door to;

BEDROOM ONE

14'5 x 13'1 (4.39m x 3.99m)

Window to side aspect, radiator.

BEDROOM TWO

13'2 max x 12'7 (4.01m max x 3.84m)

Two windows to side aspect, window to front aspect, radiator.

FLAT

Private front door to;

LOUNGE

14'5 x 9'11 (4.39m x 3.02m)

Window to front aspect, radiator.

KITCHEN

8'6 x 7'6 (2.59m x 2.29m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, inset sink with mixer tap, space for fridge, space and plumbing for washing machine, window and door providing side access and leading to the courtyard garden.

BEDROOM

14'6 x 9'7 (4.42m x 2.92m)

Window to front aspect, radiator.

BATHROOM

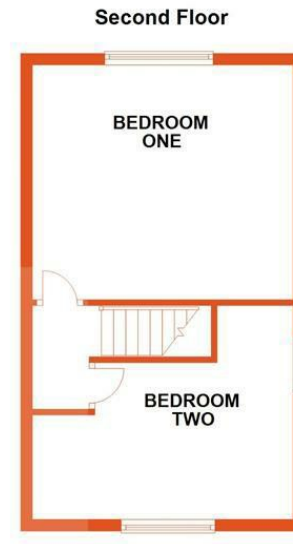
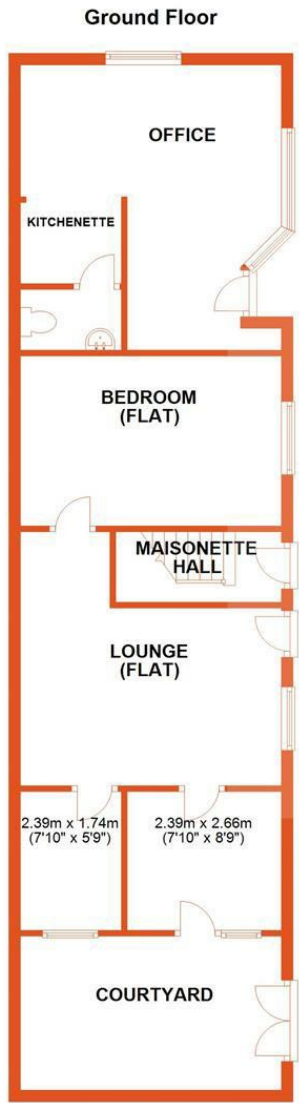
Panelled bath with mixer tap and shower attachment, wc, wash hand basin with storage below, part tiled walls, obscured window to side aspect.

COURTYARD

Private and secluded courtyard garden.

Council Tax Band: A





PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	54
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		